

COMMISSION MEETING

PACKET

DATE:

January 27, 2026

NOTICE AND AGENDA OF A MEETING OF THE KANE COUNTY COMMISSION

PUBLIC NOTICE IS HEREBY GIVEN that the Commissioners of Kane County, State of Utah, will hold a **Commission Meeting** in the Commission Chambers at the Kane County Courthouse, 76 N. Main Street, Kanab, Utah on **Tuesday, January 27, 2026** at the hour of **10:00 A.M.**

*The Commission Chair, in her discretion, may accept public comment on any listed agenda item unless more notice is required by the Open and Public Meetings Act.

View Online www.kane.utah.gov/publicmeetings or Dial: (US) +1 240-394-8436 – PIN: 821 151 844#

CALL MEETING TO ORDER

WELCOME

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT:

CONSENT AGENDA:

Check Edit Report: January 14, 2026-\$635,512.76 and January 21, 2026-\$241,677.94

Approval of: Commission Meeting Minutes for January 13, 2026

REGULAR SESSION:

1. **Kane County Resolution No. R 2026-1 A Resolution Establishing the 2026 Schedule of Fees for County Services and the Kanab Center Policy Revision and Updates / Full Commission**
2. **Kane County Ordinance No O 2026-01 An Ordinance Amending the Zoning of Parcel 3-5-31-2I-4 West of the Vermillion Cliffs Estates Subdivision North of Mountain View Drive from Agriculture to Manufacturing / Commissioner Brown**
3. **Discuss/Vote on Resolution in Support of Congressional Review of Grand Staircase Escalante National Monument to Nullify Record of Decision, Published in Federal Registrar Jan 13, 2025, for Monument and Resource Management Plans / Commissioner Meyeres**
4. **Review of Legislative Issues / Full Commission**
5. **Commissioner Report on Assignments / Full Commission**

Closed Session:

- Discussing an individual's character, professional competence, or physical or mental health.
- Strategy sessions to discuss collective bargaining, pending or reasonably imminent litigation, or the purchase, exchange lease or sale of real property.
- Discussions regarding security personnel, devices or systems.
- Investigative proceedings regarding allegations of criminal misconduct.

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Chameill Lamb at (435) 644-2458. Agenda items may be accelerated or taken out of order without notice as the Administration deems appropriate. All items to be placed on the agenda must be submitted to the Clerk's office by noon Thursday, prior to the meeting.

CONSENT AGENDA

Approval of:

Check Edit Report: January 14, 2026-\$635,512.76 and
January 21, 2026-\$241,677.94

Commission Meeting Minutes for January 13, 2026

**MINUTES
OF THE KANE COUNTY
BOARD OF COMMISSIONERS' MEETING
January 13, 2026 at 10:00 AM
IN THE KANE COUNTY COMMISSION CHAMBERS,
76 NORTH MAIN, KANAB, UTAH**

Commissioner Attendance: Chair Celeste Meyeres, Commissioner Patty Kubeja, and Commissioner Gwen Brown

Other County Officials in Attendance: Attorney Jeff Stott, Clerk/Auditor Chameill Lamb, Sheriff Tracy Glover, Taylor Glover, Bert Harris, and Janette Peatross

CALL MEETING TO ORDER: Commissioner Meyeres

WELCOME: Commissioner Meyeres

INVOCATION: Tom Avant

PLEDGE OF ALLEGIANCE: Commissioner Kubeja

PUBLIC COMMENT:

No public comment.

CONSENT AGENDA:

Check Edit Report: December 17, 2025-\$1,832,045.10, December 24, 2025-\$405,953.69, December 31, 2025-\$190,138.02, and January 7, 2026-\$343,628.56

Approval of: Commission Meeting Minutes for December 16, 2025 and January 2, 2026 Public Strategy Meeting

Motion to approve the Consent Agenda, which includes the Check Edit Report from December 17, 2025-\$1,832,045.10, December 24, 2025-\$405,953.69, December 31, 2025-\$190,138.02, and January 7, 2026-\$343,628.56 as well as the Commission Meeting Minutes for December 16, 2025

and January 2, 2026 Public Strategy Meeting made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

REGULAR SESSION:

1. Recognition of Outgoing County and Service District Board Members for their Service to the Community / Full Commission

The Commission recognized all the 2026 outgoing community members who have given their time and expertise to be part of a board/committee.

2. Public Hearing Regarding Appointing/Reappointing Board Members to the Kane County Tourism Tax Advisory Board (R 2026-4 and R 2026-5)

Commissioner Meyeres opened the public hearing.

No public comment.

Commissioner Meyeres closed the public hearing.

3. Kane County Resolution No. R 2026-4 A Resolution Reappointing Paul Gagner to the Kane County Tourism Tax Advisory Board / Commissioner Kubeja

The term began January 1, 2026 and will end on December 31, 2027.

Motion to approve Resolution No. R 2026-4 a Resolution reappointing Paul Gagner to the Kane County Tourism Tax Advisory Board and R 2026-5 a Resolution appointing Joseph Sorensen and Nancy Seely to the Kane County Tourism Tax Advisory Board as presented made by Commissioner Kubeja and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye

Commissioner Kubeja-aye

Commissioner Meyeres-aye

4. Kane County Resolution No. R 2026-5 A Resolution Appointing Joseph Sorensen and Nancy Seely to the Kane County Tourism Tax Advisory Board / Commissioner Kubeja

The term began January 1, 2026 and will end on December 31, 2027.

See motion on Item #3.

5. Kane County Resolution No. R 2026-2 A Resolution of the Kane County Commission Expressing Support for the Use of Septic Systems in Water-Hauling Subdivisions and Affirming Kane County's Position of Supporting Water Hauling when Locally Regulated by the County Commission / Commissioner Meyeres

Commissioner Meyeres stated that we are a member of the Five County Southwest Utah Public Health Board and there is a hidden sub regulation within the public water systems rule that calls out if a subdivision has access to it more than 180 days a year then septic systems will not be granted under any circumstances to lots that haul water to their site, even from an approved source. This is extremely impactful to our county. She went to the board of directors and asked for the sub regulation to be removed. The board will be having a meeting on January 28th to take another look at it by the board, so she thought it would be a good idea to get ready for it by presenting an official position of Kane County stating how impactful it will be for us. In the resolution she would like to add Grand County into the recitals of other counties that allow it.

Motion to adopt Resolution No. R 2026-2 expressing support for the use of septic systems in water-hauling subdivisions and affirming Kane County's position of supporting water-hauling when locally regulated by the Kane County Commission with the change of adding Grand County into the list and with the request this then gets back to her to distribute made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye
Commissioner Kubeja-aye
Commissioner Meyeres-aye

6. Kane County Resolution No. R 2026-3 A Resolution Establishing Commission Assignments for 2026 / Full Commission

The commission went over the few changes that were made to their assignments and nominated Commissioner Gwen Brown to be the chair for this year.

Motion to approve Kane County Resolution No. R 2026-3 a Resolution establishing Commission Assignments for 2026 effective after this meeting and adding Commissioner Brown as the chair for Kane County Commission 2026 made by Commissioner Kubeja and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye
Commissioner Kubeja-aye
Commissioner Meyeres-aye

7. Discuss/Vote on Cooperative Road Maintenance Agreement with Garfield County / Commissioner Meyeres

Commissioner Meyeres stated that we have had this agreement since 2011 because we share some important roads with Garfield County, that they have easier access to than we do, so we give them a portion of our B&C roads budget in order for them to maintain some of our roads. The contract is outdated so we thought it would be good to update the contract and present it to Garfield County.

Motion to adopt the updated Cooperative Road Maintenance Agreement with Garfield County as presented made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye

Commissioner Kubeja-aye

Commissioner Meyeres-aye

8. Review of Legislative Issues / Full Commission

Commissioner Meyeres stated that the Legislative General Session begins January 20, 2026 and discussed some of the issues that they will bring up during the session.

9. Commissioner Report on Assignments / Full Commission

Commissioner Brown

- Vermillion Cliffs Special Service District public hearing tonight at 6PM regarding the fee schedule
- Willow Municipality public hearing was a good meeting

Commissioner Kubeja

- Healthy Kane County Foundation is doing an outside challenge right now
- Balloons and Tunes is coming up in February
- Office of Tourism is under construction
- Outreach building is complete and we will have an open house and ribbon cutting once final touches are done
- Clerk/Auditors Office has been busy with election filings

Commissioner Meyeres

- 15th annual Raising Kane Business Summit was held last Friday

Commissioner Meyeres called the meeting into closed session to discuss pending or reasonably imminent litigation with the county attorney, commissioners, county engineer, roads dept, sheriff, Government Affairs director, and Daniel Cole attending.

Commissioner Meyeres called them back into open session.

Motion to adjourn at 12:21 PM made by Commissioner Brown and motion carried with all commissioners present voting in favor.

WHERE UPON MEETING WAS ADJOURNED

Celeste Meyeres Chair

Chameill Lamb Clerk/Auditor

AGENDA

ITEMS

ITEM # 1

**Kane County Resolution No. R 2026-1 A Resolution
Establishing the 2026 Schedule of Fees for County
Services and the Kanab Center Policy Revision and
Updates**

KANE COUNTY RESOLUTION NO. R 2026-1

A RESOLUTION ESTABLISHING THE 2026 SCHEDULE OF FEES FOR COUNTY SERVICES

WHEREAS, State and local laws refer to the collection of various types of fees for county services and delegate the authority to set these fee amounts to the County Commission; and

WHEREAS, the County Commission desires to establish a uniform schedule of fees for the various offices and departments of the County for the calendar year 2026;

NOW THEREFORE, BE IT RESOLVED BY THE KANE COUNTY BOARD OF COMMISSIONERS, IN AND FOR KANE COUNTY, STATE OF UTAH, AS FOLLOWS:

The following is a schedule of fees for the various county services provided by the Offices and Departments of the County. This schedule is effective as of the date signed below and shall continue until amended by subsequent written resolution of the Kane County Commission.

Assessor's Office

Residential Property Tax Exemption Late Fee	\$50.00
Other fees as established by State law including Motor Vehicle fees	

Attorney's Office

Intense Bench Probation Program	\$10 per month
Community Recovery Program	\$50 per month
Community Recovery Court Participant fee – Sliding fee scale	
Annual Income up to \$20,000	\$20.00 per week
Annual Income \$20,001 to \$30,000	\$25.00 per week
Annual Income \$30,001 to \$40,000	\$30.00 per week
Annual Income \$40,001 or more	\$35.00 per week
*Special Service District Attorney Services	\$50.00 per hour

Clerk/Auditor's Office

Beer License	
Class A	\$200.00
Class B	\$275.00
Class C	\$350.00
Seasonal	\$20.00 per day

Business License Fee

Home Occupation (vacation rental)	\$100.00
Home Occupation (other)	\$0.00
All other Businesses	\$100.00
Late Fee	\$50.00
Certification of Document	\$6.00 (plus GRAMA fees)
Large Public Assemblies Permit	\$50.00
Marriage License	\$50.00

(Includes \$10 fee for Children Defense Fund)	
Additional “On-line Fee” if provided by County Clerk	\$20.00
Voluntary Donation to DCFS for shelter for Victims of Domestic Violence	\$10.00
Passport Execution Fee	Established by U.S. Dept. of State
Voter Roll	\$0.03 per voter
Tax Sale Fee	\$350.00 per parcel
Other fees as set by State Law and County Ordinance	

County Records and GRAMA

Black and White Copies	\$0.50 per page
Color Copies	\$1.00 per page
Photos	\$2.00 per page
Data or Photos sent electronically	\$0.50 per page
Video Recording	\$25.00 per video/DVD
Audio Recording	\$25.00 per CD
Video or Audio Recordings sent electronically	\$10.00 per file
Thumb Drive up to 32GB (for security purposes)	\$25.00
Thumb Drive or External Hard drive over 32GB	Actual cost
Staff Time	Actual wage after first 15 min.

Government Services Department/GIS

Maps	\$10.00 minimum base fee Quoted cost for large maps or for excessive time or printing \$50.00 per hour
*SSD administrative and other services	

ITS

Public Record Tax Information File	
Public Extract File	\$200.00
Other Extracts	\$0.03 per record
Data manipulation cost	\$75.00 per hour
Other data or map creation	\$75.00 per hour Plus supply costs

Justice Court

As established by Utah State Law and County Ordinances

Land Use Authority

Building Department

See Building Department Fee Schedule as set by the International Building Code

Land Use

Agricultural Protection Area	\$200.00
Appeals	Actual costs - \$1000 Deposit
Conditional Use Permit Residential	\$150.00
Conditional Use Permit Commercial/Agricultural	
Application Fee	\$500

Engineering services	Actual cost (\$1000 deposit)
Lot Line Adjustment	\$800.00
Lot Joinder	\$800.00
Vacating or Amending Subdivision Plat	
Application fee	\$800.00
Platted Unimproved Subdivision	\$1,000.00
Rural Unimproved Split	\$1,000.00
SITLA Recommendations	
Application fee	\$500.00
Engineering services	Actual cost (\$500.00 deposit)
Subdivision (also including PUD)	
Application fee	\$1000.00
County Engineer Review	Actual costs - \$4000.00 Deposit
Temporary Use Permit	\$100.00
Variance Request	Actual cost (\$1000 deposit)
Zone Change Application Fee	\$400.00
Mobile Home Park	\$1,000.00
Community Zone – 640 acres minimum	
Application fee	\$1000.00
County Engineer Review	Actual costs - \$4000.00 Deposit

Office of Tourism

Event and Booth fees – Established by event by Volunteer and Events Coordinator	
Kanab Center Lease/Rental	See “Kanab Center Pricing” sheet
Kanab Center, additional rental items	See “Kanab Center Pricing” sheet

Recorder's Office

Official Documents/Deeds	\$0.50 per page
Emailed documents	\$2.00 per document
Maps:	
18"X18"	\$1.00
18"X24"	\$1.00
24"X36"	\$2.00
36"X36"	\$3.00
Survey Filing fee	\$20.00 (minimum) (\$10.00 per survey page and \$10.00 for Monument Preservation Fund)
Additional Filing fee for maps (Public Land Corner Preservation Fund)	\$10.00 (in addition to other fees)
Other fees as established by Utah State Code Title 17	

Road Department

Excavation Permit Fee	
Varies by type of road and type or amount of excavation	

See Excavation Permit Application

Noxious Weed Spraying

Half Day	\$75.00
Full Day	\$150.00

Active Living Center and Care & Share

Onsite Lunch – Under 60	\$7.00
Onsite Lunch – 60 or older	\$4.00 (suggested donation)
Home delivered meal – 60 or older	\$4.00 (suggested donation)
Local Transportation	\$5.00 (suggested donation)
Out of Town Trip	\$8.00 (suggested donation)
Copies or Email printouts	\$0.10 per page

Sheriff's Office

Animal Control Impound Redemption Fee	Actual cost set by Sheriff
Fax	\$3.00 per fax
Fingerprints	\$5.00 per card

Civil Service

Copies	\$0.50 per page
Mileage	\$2.50 per mile one way

(Mileage may be charged for each trip up to three trips)

Affidavit	\$20.00
Attachment	\$50.00
Bad Check Affidavit	\$20.00
Bench Warrant	\$50.00
Civil Stalking Injunction	\$0.00
Civil Stalking Injunction – Ex-parte	\$0.00
Civil Stalking Injunction – Petition	\$0.00
Eviction	\$20.00
Letter	\$20.00
Levying an Execution	\$50.00
Motion for Order to Show Cause	\$20.00
Motion and Order for Supp. Proceedings	\$20.00
Notice of Agency Action	\$20.00
Notice to Appear	\$20.00
Order to Appear	\$20.00
Other	\$20.00
Order to Show Cause	\$20.00
Posting Property	\$20.00 per page
Protective Order	\$0.00
Protective Order – Ex-parte	\$0.00
Protective Order – Petition	\$0.00
Sale – Certificate	\$20.00
Sale – Cancellation	\$20.00
Sale – Conduct	\$20.00

Small Claims Affidavit and Order	\$20.00
Subpoena – Civil	\$20.00
Subpoena – Criminal	\$20.00
Subpoena – Duces Tecum	\$20.00
Summons	\$20.00
Summons and Back Check Affidavit	\$20.00
Summons and Complaint	\$20.00
Summons and Information	\$20.00
Supplemental Order	\$20.00
Temporary Restraining Order	\$20.00
Trustee's Sale	\$50.00
Writ	\$50.00
Writ of Execution	\$50.00
Writ of Garnishment	\$20.00
Writ of Garnishment - Continuing	\$20.00
Writ of Judgment	\$50.00
Writ – Other	\$50.00
Writ of Possession	\$50.00
Writ of Restitution	\$50.00
Postage	\$2.00 plus actual cost
Sex Offender Registration	\$25.00
Sheriff's Sale	See Sheriff's Office Worksheet
Treasurer's Office	
Electronic Tax Roll	\$150.00
Microfilm Research	\$12.00-\$20.00 per hour
Tax Payment Fee (Collected by County, paid to processing vendor)	
Electronic Check	\$0.75
Debit/Credit Card	2.5%
Tax Sale Administrative Fee	\$50.00 per parcel or lot
Tax Sale Deferral Application	\$25.00
Tax Sale Deferral Application – Late Fee	\$50.00
Tax Sale Distribution of Excess Funds	
Uncontested claim	\$50.00
Contested claim	\$1000.00
Processing Special District and SSD fees	
0-99 Parcels billed annually	\$100.00
100-499 Parcels billed annually	\$175.00
500-999 Parcels billed annually	\$250.00
1000-4999 Parcels billed annually	\$325.00
5000-9999 Parcels billed annually	\$500.00
10000 or more Parcels billed annually	\$1,000.00
Other Fees	
EV Charging Station Fees	

Fast Charging Station	\$0.60/kwh
Slow Charging Station	\$0.50/kwh
Initial Charge Fee	\$5.00 (minimum per charge)
Returned Check Fee	\$20.00
Passport Photos	\$10.00

Public Infrastructure District (PID) (See Kane County Resolution No. 2024-9)

Letter of Intent and Petition Review	\$2,000.00
Further Processing and Governing Documents	\$5,000.00
Other expenses	Actual cost
Predatory Control Payment	\$50.00

Other Fees – As set forth in County Ordinance, Utah State Code, or Federal law

*The services associated with these fees (and similar fees) are offered subject to the discretion of the office offering the service.

ADOPTED this 27th day of January, 2026.

ATTEST:

CHAMEILL LAMB
Kane County Clerk

Gwen Brown, Chair
Board of Commissioners
Kane County

Commissioner Kubeja voted
Commissioner Meyeres voted
Commissioner Brown voted

Property Use Agreement / Equipment Use Agreement

Effective 1/2026

Application requests NOT FULLY completed will not be scheduled.

Event Name		Todays Date:	
Event Category: (Circle One) Private Event Commercial-Charging Event No-Charge-Free Event		Date Of Event:	
GOVERMENT: County Kanab City Orderville Fredonia Other Religious Event <i>Fredonia may incur a delivery/ pick up fee of \$165, or free pick up</i>		Date(s) Needed:	
Event Address:		Assigned to:	
Event Start Time:	Event End Time:	John Jacobs 435-689-0034	Josh Baird 435-238-6063
Responsible Party for this Order:		Phone #:	
		email:	



CAMBERLY ANDERSON

Kane County Events & Kanab Center Coordinator
Kane County Office of Tourism

Office: 435-644-4333
Mobile: 719-298-2827

canderson@kane.utah.gov

Kanab Center
20 N 100 E Kanab, UT 84741

www.kanabcenter.com
www.visitsouthernutah.com

Your Event/ Buisness Insurance:	Insurance Mailing Address:
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In order to schedule or pick up any equipment we **MUST** have Insurance Carrier and Address.

Initials of Staff Approval

OFFICE USE ONLY

Authorized Deposit on Hold: \$

Paid by CASH | CARD | CHECK

Authorized Delivery: \$

Paid by CASH | CARD | CHECK

Authorized Usage/ Flat Fee: \$

Paid by CASH | CARD | CHECK

Signature of Responsible Party for this order

Date

This contract made the day of APPROVAL DATE, by and between Kane County, hereafter referred to as the Owner, and RESPONSIBLE PARTY NAME, hereafter referred to as the Lessee. Whereas, the Lessee desires to temporarily rent, occupy, and make use of the Owner's property, items, and equipment (hereinafter "equipment"), and whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

The Lessee shall sign a credit card authorization form in the amount of the security deposit for hold prior to taking items from property. The Authorization will only be charged IF there are damages. The Owner has 10 days to access any damages and must communicate prior to any charges. The usage fee must be paid the day of the submitted form (SEE PRICE TABLE). IF REQUEST IS SUBMITTED IN LESS THAN 20 DAYS PRIOR, REQUEST CAN BE DENIED based on staff scheduling and equipment. Part or all of the Security deposit may be used to cover the cost of repair if needed. However, there may be an additional amount owed (replacement fee) if the damages aren't covered by the deposit. The Lessee has rights and access to the return inspection reports.

A Usage fee of 20% of Security Deposit is Required for all property with a replacement value of under \$100. A Usage fee of 10% of Security Deposit is Required for all property with a replacement value of over \$100. In the event that Lessee fails to

RULES and REGULATIONS

All damage, except for normal wear and tear, is the responsibility of the Lessee. An inspection is conducted by a member of the Events Team after each rental. If the equipment is not returned in the same condition as rented, the Lessee is responsible for the cost necessary to clean, repair and/or replace any damage that occurred throughout the course of the event. Some equipment may require a brief training on set up or use. If any of this equipment is requested, a meeting will be set up to do this. Equipment is first-come, first-served; some equipment may be unavailable during some dates and times. If items are not returned within 72 hours of event end, your card on file will be charged the same usage fee each day until returned. Kane County has the right to refuse usage and service for any event due to lack of staff availability, distance or conflict of interest.

Kane County Events Team will NOT provide man-power for events beyond equipment prep. If you do require equipment to be dropped off and picked up, there is a Flat Rate Delivery/ Retrieval Rate of \$125.00. Lessee will not be permitted to move trailers owned by Kane County and will need to specify in this document a location where they want the trailer dropped off. Said trailer will remain there until pick up date and time specified in this document. All equipment will be wiped down and nicely returned. Usage Fee can be waived for Non-Profit organizations, with Event Coordinator Approval if under \$500 value. If over \$500 value the KCOT Director will need to approve. However the security deposit is REQUIRED. It is understood that the Replacement Cost is the amount that will be charged, or a percentage of the amount that will be charged, if the item(s) are returned damaged or broken, need repairs or replacement. By signing you accept that you can receive an invoice for that cost after inspection of the item. You should make sure that your inspection takes place upon returning your items.

Equipment rental is generally for the use of a single event. If you are not able to return item(s) within 72 hrs of your event end, your card on file will be charged the same 20% usage fee, based off of deposit, each day past due date.

Waiver of Liability and Assumption of Risk. By signing below, Lessee and Owner agree to all rules, regulations, and terms listed above. By signing below, Lessee and Owner agree to all rules, regulations, and terms listed above. By signing below, Lessee and Owner agree to all rules, regulations, and terms listed above. By signing below, Lessee and Owner agree to all rules, regulations, and terms listed above.

By signing below, Lessee and Owner agree to all rules, regulations, and terms listed above. By signing below, Lessee and Owner agree to all rules, regulations, and terms listed above. By signing below, Lessee agrees to assume any risk for theft or damage of personal belongings on Owner's property. Lessee also understands and agrees that Lessee is responsible for security during Lessee's event, and for the acts of all individuals that use Owner's property or equipment associated with Lessee's event.

By signing below, Lessee agrees to assume any risk for theft or damage of personal belongings on Owner's property. Lessee also understands and agrees that Lessee is responsible for security during Lessee's event, and for the acts of all individuals that use Owner's property or equipment associated with Lessee's event.

By signing below, Lessee agrees to exercise reasonable supervision and care in the use of the equipment and Owner's property. Lessee also agrees to take reasonable precautions to protect the safety of, and to prevent damage, injury or loss to the equipment, and to all persons present on the premises during Lessee's event and occupation of Owner's property. Lessee agrees to use the equipment as is and understands that the Owner does not warrant or guarantee anything related to the use

Lessee's signature below acknowledges that Lessee shall indemnify, defend, and hold harmless the Owner (including Kane County Office of Tourism, Kanab Center and Kane County) from any and all damage, injury, or liability resulting from Lessee's use of said equipment or Owner's property (except for grossly negligent acts or omissions by the Owner), and to provide for the cost of defense for any and all such claims.

Production Items

Column A Column B

Column C	Column D	Column E
FALSE	Delivery \$165 per trailer. We try our best to consolidate our trailers so items travel safely.	

Catering

Column A Column B

Column C	Column D	Column E
FALSE	Delivery \$165 per trailer. We try our best to consolidate our trailers so items travel safely.	

Returned	Item Name	Available	Requested	Taken	Replace Cost	Damage / Security	Usage Fee % x Damage/Sec	DUE Column B (x) Column D
Please NOTE that Any Electrical items CAN NOT BE LEFT outside overnight or in wet weather conditions. ALL Items must be returned fully Cleaned.								
FALSE	Production Stage - Non Profit Events \$240 Required Staff Fee	1			up to \$80k	\$200.00	10%	
FALSE	Production Stage - For Profit Events \$2500 required staff fee	1			up to \$80k	\$1,500.00	10%	
FALSE	Stair Set	1			\$600.00	\$50.00	20%	
FALSE	Sound PA System (1 Speaker, Stand, Mic)	2			\$850.00	\$75.00	20%	
FALSE	Blue Tooth Speaker without stand	2			\$750.00	\$75.00	20%	
FALSE	Extention Cords (variety of sizes)	8			\$30.00	\$5.00	20%	
FALSE	Fog Machine - Does Not Include Liquid	3			\$40.00	\$25.00	20%	
FALSE	Floor Ice Fog Machine - Does Not Include Dry Ice	1			\$90.00	\$25.00	20%	
FALSE	Fog Up Shots - Does Not Include Liquid	2			\$650.00	\$50 Per Day Flat Rental Fee	-----	
FALSE	Rockville Lights case (6 per case)	6			\$1,500.00	\$150.00	10%	
FALSE	Light & Sound Production Truss System, ON CAMPUS the truss system is required to stay	Varied			up to \$2k	\$10 a foot	10%	
FALSE	Light & Sound Production Truss System, OFF CAMPUS the truss system requires staff	Varied			up to \$2k	\$10 a foot	20%	
FALSE	Light Package- for stage or truss use- 4 DJ Gig bar move lights on tripod, two intimidator	1			up to \$3k	\$100.00	10%	
FALSE	DJ Gig Bar	4			\$600.00	\$100.00	10%	
FALSE	Intimidators	2			\$400.00	\$100.00	10%	
FALSE	Sound Package- for stage or truss use- 6 EV Speakers, Sound Mixer, Adaptor Headphone	1			up to \$3k	\$100.00	10%	
FALSE	EV Speaker with Stand Set (2 speakers)	1			\$1,300.00	\$100.00	10%	
FALSE	Sound Mixer Table	1			\$550.00	\$100.00	10%	
FALSE	My Stage 4x4' Panels	40			\$780.00	\$100.00	10%	
These panels can NOT be used directly on soft surfaces such as lawn or sand. A hard surface will need to be placed under all feet of the								
Each Panel comes with a hardware bag and packing strap. Loss of any bolts, nuts, screws will result in a \$10 replacement fee. Loss of strap is a replacement fee of \$22. After return								
FALSE	My Stage Off-site or on-site Installment fee \$165	1			-----	-----	-----	-----
FALSE	Podium	1			\$250.00	\$50.00	10%	
	Subtotal Damage/Security Deposit Due (Column C)				Notes			
	Subtotal Usage Fee (Column E)				Notes			
	Subtotal Installation or Flat Rental Items (fees highlighted in yellow)				Notes			

Returned	Item Name	Available	Requested	Taken	Replace Cost	Column A	Column B	Column C	Column D	Column E
						FEE		DUE Column B		
Linens & Center Piece Options										

Linens are a flat fee based on laundering

FALSE	Round Black 90"	30			\$7.00		\$7.00			
FALSE	Round Red 90"	10			\$7.00		\$7.00			
FALSE	Round Cream 90"	30			\$7.00		\$7.00			
FALSE	Black Class Room 6' Stretch Linen	50			\$7.00		\$7.00			
FALSE	Black 8' Standard Table Stretch Linen	8			\$7.00		\$7.00			
FALSE	Black 8' Standard Flat	10			\$7.00		\$7.00			
FALSE	White Stretch Cocktail	5			\$7.00		\$7.00			

Returned	Item Name	Available	Requested	Taken	Replace Cost	Damage / Security	Usage Fee % x Damage/Sec	DUE Column B (x) Column D
Please NOTE that Any Electrical items CAN NOT BE LEFT outside overnight or in wet weather conditions. ALL Items must be returned fully Cleaned.								
FALSE	Drink Wagon	2			\$300.00	\$50.00	10%	
FALSE	S&P Glass Shakers *	8 Sets			\$20 a set	\$2 a set	20%	
FALSE	Country Style Utensil Holder *	3			\$20 a set	\$2 a set	20%	
FALSE	Sugar & Cream Set Containers *	2			\$20 a set	\$2 a set	20%	
FALSE	Decorative Mini Troughs *	8			\$12.00	\$2.00	20%	
FALSE	Country Cream Pitchers *	8			\$12.00	\$2.00	20%	
FALSE	Kiosk / Bar \$100 Rental Fee Per Day *	1			\$2,600.00	\$50.00	-----	-----
	Subtotal Damage/Security Deposit Due (Column C)				Notes			
	Subtotal Usage Fee (Column E)				Notes			
	Subtotal Installation or Flat Rental Items (fees highlighted in yellow)				Notes			

Returned	Item Name	Available	Requested	Taken	Replace Cost	Column A	Column B	Column C	Column D	Column E
						FEE		Damage / Security	Usage Fee % x	DUE Column B
Please NOTE that Any Electrical Items CAN NOT BE LEFT outside overnight or in wet weather conditions. ALL Items must be returned										
FALSE	Steno Chafers	5			\$95.00	\$25.00	20%			
FALSE	Induction Burner 3800W 240V	4			\$2,000.00	\$100.00	10%			
FALSE	Heated Banquet Cart	2			\$6,000.00	\$200.00	10%			
FALSE	Cooler Large	6			\$190.00	\$25.00	10%			
FALSE	Cooler Regular	1			\$60.00	\$10.00	20%			
FALSE	Cooler Small	1			\$30.00	\$10.00	20%			
FALSE	Igloo Water Cooler	2			\$35.00	\$10.00	20%			
	Heated Drink Urns	3			\$250.00	\$25.00	10%			
FALSE	Hot & Cold Holders	10			\$150.00	\$25.00	10%			
	Subtotal Damage/Security Deposit Due (Column C)				Notes					
	Subtotal Usage Fee (Column E)				Notes					
	Subtotal Installation or Flat Rental Items (fees highlighted in yellow)				Notes					

Returned	Item Name	Available	Requested	Taken	Replace Cost	DELIVERED QUANTITIES	Delivery is \$125 per trailer. We try to load trailers to accommodate as many items that can securely travel together.	Column A	Column B	Column C
						Column A	Column B	Column C	Column D	Column E
Tables & Chairs come in quantities on racks for delivered items, if you choose to not have										
FALSE	Black Metal Folding Chairs RACK (48 chairs)	3			\$15 ea	\$50.00	10%			
FALSE	Round Banquet Table 60" RACK (5 Tables)	5			\$390 ea	\$50.00	10%			
FALSE	6' Classroom Table RACK (20 tables)	2			\$50 ea	\$200.00	10%			
FALSE	6' Standard Table RACK (8 tables)	2			\$40 ea	\$320.00	10%			
FALSE	Outdoor Theatre Chair RACK (25 chairs)	4			\$40 ea	\$1,000.00	10%			
	SELF-SERVE QUANTITIES									

FALSE	Orange Stretch Cocktail	5			\$7.00		\$7.00	
FALSE	Chair Sashes- Inquire for colors	10			\$2.00		\$2.00	
FALSE	Small White Table Vases w/ pampus	40			\$2.00		\$1.00	
FALSE	Wood Block Table Number Holders	30			\$2.00		\$1.00	
FALSE	11" Black Iron Hanger	30			\$7.00		\$1.00	
FALSE	Small Cowhide Mats	40			\$12.00		\$1.00	
FALSE	Amber County Jars	40			\$4.00		\$1.00	
FALSE	Sage Green Runner	40			\$7.00		\$1.00	
FALSE	Gold Geometric Shapes	80			\$1.00		\$1.00	
FALSE	Gold Plexiglass Photo Holders	40			\$2.00		\$1.00	
FALSE								
	Subtotal Damage/Security Deposit Due (Column C)							
	Subtotal Fee (Column E)							

Sanitation & Cautionary Items

Returned	Item Name	Available	Column A	Column B	Column C	Column D	Column E
			Requested	Taken	Replace Cost	Damage / Security	Usage Fee x Damage/sec
FALSE	Flame Heaters - Does Not Include Tank	8			\$470.00	\$50.00	10%
FALSE	Trash Cans - Does Not Include Liners	6			\$35.00	\$10.00	20%
FALSE	Fire Pits - Does Not Include Tank	8			\$300.00	\$50.00	10%
FALSE	Trash Can LINERS	100					\$1
FALSE	Propane Tanks - EMPTY	40			\$40.00	\$5.00	20%
	Subtotal Damage/Security Deposit Due (Column C)						
	Subtotal Usage Fee (Column E)						
	Subtotal Installation or Flat Rental Items (fees highlighted in yellow)						

TOTALS DUE

STAFF ONLY	# of Delivery Trailers X	\$165	Delivery Address Cash Card Check
	TOTAL Damage/Security Deposits Due		Cash Card Check
	TOTAL Usage Fee		Cash Card Check
	TOTAL Installation or Flat Rental Items (fees highlighted in yellow)		Cash Card Check

Please NOTE that each of these total will be entered as different payments. If paying by cash or check please make separate payments

FALSE	Black Metal Folding Chairs	144			\$15.00	\$10.00	20%	
FALSE	Round Banquet Table 60"	25			\$390.00	\$10.00	10%	
FALSE	6' Classroom Table	40			\$50.00	\$10.00	20%	
FALSE	6' Standard Table	16			\$40.00	\$5.00	20%	
FALSE	Outdoor Theatre Chair	100			\$40.00	\$12.00	20%	
FALSE	Cocktail Tables	10			\$95.00	\$25.00	20%	
Scellaneous Items for Event Control and Safety								
FALSE	Stanchions	10			\$40.00	\$5.00	20%	
FALSE	Floor Signage Stands (indoor use only)	10			\$20.00	\$5.00	20%	
FALSE	Floor Signage Stand with Weights	6			\$35.00	\$8.00	20%	
FALSE	Orange Cones	12			\$20.00	\$10.00	10%	
FALSE	Safety Vests	30			\$10.00	\$25.00	20%	
FALSE	Inflatable Light	2			\$1,500.00	\$100.00	10%	
FALSE	Electrical Street Sign-Does require permit Required Installation fee	2			\$15k	\$150.00	10%	
FALSE	Pipe & Drape, Flat Rate of \$14 a Section	6			\$280.00	\$50.00	—	—
FALSE	Dunk Tank- with Carpet	1			\$1,700.00	\$200.00	10%	
FALSE	Wooden Photo Ops and Decor Cut Outs Rental Cost is per piece, please inquire	10						
FALSE	6' Metal Arch Balloons,	4			\$50.00	\$50.00	10%	
FALSE	On-Site Chair / Table Set Up	—			—	—	—	—
FALSE	Service for Set up for tables and chairs. This Service is just a REQUEST. We are happy to send out inquires to individuals that are interested in providing this service. Average price range is \$100-\$500 depending on the quantity, distance, and number of installments needed. If the inquiry has a response then we will send that persons contact information to you for you to arrange schedule and payment.							
	Subtotal Damage/Security Deposit Due (Column C)							
	Subtotal Usage Fee (Column E)							
	Subtotal Installation or Flat Rental Items							

Credit Card on file for Security/ Damage deposit, Unless your event is ran by Kane County, Kanab City, Orderville, Fredonia. Credit Cards can be ran for multiple/ separate charges including, item damage or no show reservations, Usage Fees, Flat Rate Fees, Delivery Fees and Set Up Fees. Cards can be ran with in date of item approval and up to 10 days following

THE FOLLOWING ARE ITEMS WE STRONGLY SUGGEST YOU DO IN ORDER TO BE IN COMPLIANCE WITH COUNTY, CITY and VENUE REGULATIONS

FALSE City Permits 60 Days prior or more You do need to procure a special event permit from the city for **any event publicly attended**. Including events held on Private

FALSE Venue Reservation If your event will have food vendors, or more than 100 people, please check with venue for restroom & garbage

Check with your venue, as they may also require you to have event insurance. Remember that City & County Properties used for any events, may require reservations, deposits

FALSE Parking & Signage, events over 100 ppl If your event is estimated to have 100+ patrons, please check with venue and/city for any parking requirements

FALSE Sales Tax Licenses for Vendors

FALSE Noise Permit

FALSE Signage Permits through City for ANY SIGN that is visable to a Kanab City or Hwy 89 Road

FALSE Private Property Agreements

FALSE Road Closeure Permits

FALSE Advertising sent to Kane Office of Tourism 60 Days Prior to event

Tourism Event Grants are available and applications are open on-line from May 1st through October 30th at www.kane.utah.gov

Items on this MOU/ Equipment Request are made available by funding generated by TRT (Tourism Tax) and did not come from taxes paid as a resident of Kane County. We hope that the use of these items will be helpful to our rural community. Next time you see a Tourist, say THANK YOU!

MAKES CHECKS PAYABLE TO KANE COUNTY FVENTS

1. Purpose

The Kanab Center is committed to providing a safe environment for guests, staff, and the community while complying with **Utah alcohol laws and regulations**. This Alcohol Policy establishes clear requirements and authority related to the service, control, and consumption of alcohol at events held at the Kanab Center. Compliance with this policy is mandatory for all events where alcohol is present.

2. Applicability

This policy applies to:

- All events held at the Kanab Center
- Event organizers, promoters, vendors, and their agents
- All alcohol service, whether complimentary or sold

3. General Alcohol Requirements

- All alcohol services must comply with **Utah Department of Alcoholic Beverage Services (DABS)** laws and rules.
- Alcohol may only be served by individuals legally permitted to do so under Utah law.
- The Kanab Center reserves the right to require documentation demonstrating compliance at any time.

4. Public vs. Private Event Requirements

A. Public Events Events that are **open to the general public** must:

1. Obtain and provide a valid **Utah DABS** permit appropriate for the event type.
2. Use **one of the Kanab Center's approved alcohol adherence vendors** for all alcohol service.
3. Ensure all bartenders and servers meet Utah licensing and training requirements.
4. Alcohol may not be included with admission.
5. Every person must present a valid I.D. for age verification prior to service.
6. Drinking areas must be clearly marked and contained for public events.

Failure to meet any of these requirements will result in alcohol service being prohibited.

OPEN to the Public-means, held in the open at our public and multi-use facility.

B. Private Events

Events that are **not open to the general public** must:

1. Submit a written "**21 and Older Plan**" outlining how access to alcohol will be restricted to individuals age 21 and over. Such as storage, service, I.D. Stations and so on.
2. Provide the following prior to the event:
 - Bartender or bar service company contact information
 - Copy of the bartender's or company's reminder training or applicable bar service license
3. Sign the Kanab Center's **Alcohol Safety and Commence Agreement** prior to the event.

The Kanab Center reserves the right to deny alcohol service if required documentation is incomplete or unsatisfactory.

5. Venue Authority & Event Conditions

A. Pre-Event Authority

- The Kanab Center may **delay or postpone the start of an event until:**
 - All required permits and documentation are received
 - Alcohol service areas are properly set up and manned
 - All safety and policy requirements are met

B. Authority During Events

Kanab Center staff are authorized to:

- **Suspend or terminate alcohol service at any time**
- **Cancel the event before or during the event if alcohol laws or this policy are not being followed**
- Take immediate action to protect the safety of guests, staff, and venue liability, including calling law enforcement.

These actions may be taken **without authorization from the event organizer.**

6. Enforcement & Law Enforcement Notification

Kanab Center staff are authorized to **contact law enforcement immediately**, without event organizer approval, for any of the following:

- Belligerent or violent behavior
- Serving or attempting to serve an intoxicated person
- Failure to check valid government-issued photo ID
- Serving alcohol to anyone under 21 years of age
- Refusal to comply with Utah alcohol laws or Kanab Center policies
- Any safety concern involving alcohol consumption or crowd behavior

7. Event Organizer Responsibility

The event organizer is solely responsible for:

- Ensuring all alcohol service complies with Utah law
- Ensuring vendors and bartenders follow this policy
- Ensuring guests comply with age and conduct requirements
- Required signage, barriers, staff at all entries and I.D. check and age verification
- Any fines, penalties, or enforcement actions resulting from noncompliance

8. Right to Refuse Alcohol Service

The Kanab Center reserves the right to:

- Refuse alcohol service for any event
- Modify or revoke alcohol approval at any time

This policy exists to protect public safety, venue operations, and legal compliance.

9. Acknowledgment

By hosting an event at the Kanab Center where alcohol is present, the event organizer acknowledges and agrees to comply with this Alcohol Policy and all applicable Utah laws.

This policy is enforced at the sole discretion of Kanab Center management in the interest of safety, legality, and risk management.

Alcohol Policy for the Kanab Center:

- Aligns with **Utah DABS requirements**
- Clearly separates **public vs. private event obligations**
- Places responsibility squarely on the **event organizer**
- Explicitly protects the **venue's liability and authority**
- Gives staff **unambiguous authority** to delay, suspend, cancel, or call police
- Requires **approved venue vendors for public events**
- Requires documentation and agreements for **private events**

Kanab Center Alcohol Compliance Packet

Required for Events with Alcohol

SECTION 1: “21 AND OLDER” PLAN TEMPLATE

(PRIVATE EVENTS)

Event Name: _____ Event Date(s): _____

Event Organizer: _____

Primary Contact (Day of Event): _____

Phone Number: _____ Email: _____

A. Event Type

Private Event (not open to the general public) 1. Event is held in doors with guest check in at entries. 2. Events held outside are maintained with a visible event barrier with entry/exits marked and manned for guest check in.

B. Access Control Plan (Required)

Describe how alcohol access will be limited to individuals **21 years of age or older**:

Wristbands (color: _____) Hand stamps Controlled bar access point(s) Other (describe): _____

C. ID Verification

- Valid government-issued photo ID **will be checked for every guest receiving alcohol.**
- IDs will be checked by: Licensed bartender Event staff under bartender supervision

D. Alcohol Service Details

- Bartender / Bar Service Name: _____
- Contact Number: _____ Email: _____
- License / Training Type (if applicable): _____

E. Overservice Prevention

- Service will be refused to intoxicated individuals.
- Water and non-alcoholic options will be available.
- The event organizer acknowledges responsibility for guest conduct.

Organizer Signature: _____ Date: _____

SECTION 2: ALCOHOL SAFETY & COMMENCE AGREEMENT

This Alcohol Safety & Commence Agreement (“Agreement”) is entered into between the **Kanab Center** (“Venue”) and the **Event Organizer** (“Organizer”).

Organizer Agrees To:

1. Comply with all **Utah DABS laws**, regulations, and permit requirements.
2. Ensure alcohol is served only by individuals legally permitted to do so.
3. Prevent service to minors and intoxicated persons.
4. Submit all required permits, plans, and documentation 14 days prior to the event.
5. Use an approved **Kanab Center Alcohol Adherence Vendor** for public events.
6. Accept responsibility for all alcohol-related conduct, fines, or penalties.

Venue Authority:

The Kanab Center retains the sole authority to:

- Delay or postpone event commencement until all alcohol requirements are met
- Suspend or terminate alcohol service at any time
- Cancel the event before or during the event for alcohol policy violations
- Contact law enforcement without organizer authorization when safety or legal compliance is at risk

No Waiver of Authority

Failure by the Venue to immediately enforce any provision of this Agreement does not constitute a waiver of the Venue’s rights.

Event Organizer Name: _____ **Signature:** _____
Date: _____

Kanab Center Representative: _____ **Signature:** _____
Date: _____

ITEM # 2

**Kane County Ordinance No. O 2026-01 An Ordinance
Amending the Zoning of Parcel 3-5-31-2I-4 West of the
Vermillion Cliffs Estates Subdivision North of Mountain
View Drive from Agriculture to Manufacturing**

KANE COUNTY COMMISSION AGENDA REQUEST

Date of Commission Meeting Requested: January 27, 2026

Dept. /Business Name: Land Use

Topic/Re: Ordinance 2026-01: Ramsey Zone Change

Description: An Ordinance requesting a zone change for parcel 3-5-31-2I-4 from Agriculture to Manufacturing for RV open storage/covered storage.

Attachments: Ordinance 2026-01

Staff Report

Maps

Application

Dept. Head/Owner: Shannon McBride

Contact Information: Shannon McBride x4966

Meeting Requested by: Kresta Blomquist X4364

Internal Notes:



KANE COUNTY LAND USE AUTHORITY

Shannon McBride
LAND USE AUTHORITY
ADMINISTRATOR

Staff Report

DATE: January 5, 2026

To: Planning Commission
From: Shannon McBride, Land Use Administrator
Subject: Project # 26003: Zone Change Application, AG Zone to Manufacturing Zone,
Ordinance O-2026-01
Parcel 3-5-31-2I-4 consisting of 4.37 acres

HEARING NOTIFICATION:

- Mailed to property owners within 500 feet of the subject area.
- Posted on the Utah State and Kane County's public websites.
- A public notice was posted in two public locations.
- A notification sign was posted on the parcel.

REQUEST:

On December 23, 2026, Nick Ramsey, submitted a zone change application for parcel 3-5-31-2I-4, North of Mountain View Drive, Kane County, Utah, requesting to rezone from Agriculture (AG) to Manufacturing (M). The intended use is to build storage units/parking.

LEGAL DESCRIPTION: Legal BEG AT A PT ON THE S R/W OF US HWY 89, BEING N 88°05'12" W 656.05 FT & S 00°47'17" W 2,047.0 FT FROM THE E 1/4 COR OF SEC 31 T43S R5W, SLB&M, SAID PT BEING ON A CURVE & RUN TH S 00°47'21" W 433.40 FT TO THE S SEC LINE; TH ALONG SAID SEC LINE, N 89°14'07" W 418.20 FT; TH N 00°40'25" E 233.62 FT; TH N 45°40'25" E 9.90 FT; TH N 00°40'25" 3 56.94 FT TO A PT OF CURVATURE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09°11'27", A RADIUS OF 460.0 FT & WHOSE LONG CHORD BEARS N 05°15'08" E 73.71 FT; TH 73.79 FT ALONG THE ARC OF SAID CURVE; TH N 09°51'52" E 120.44 FT TO THE S R/W OF US HWY 89, ALSO BEING A PT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE N'LY THROUGH AN ANGLE OF 01°17'55", A RADIUS OF 17,258.86 FT & WHOSE LONG CHORD BEARS S 80°55'04" E 391.14 FT; TH 391.15 FT ALONG THE ARC OF SAID CURVE & ALSO ALONG SAID R/W TO THE PT OF BEG. CONT 4.37 AC,M/L. SUBJECT TO & TOG WITH A NON-EXCLUSIVE EASEMENT ESTABLISHED BY PRIOR USE FOR INGRESS, EGRESS & UTILITIES TO & FROM SAID PROP & OVER & ACROSS SAID PROP.

FACTS & FINDINGS:

Parcel Characteristics

- Parcel 3-5-31-2I-4 meets the minimum acreage required to be zoned Manufacturing. The Parcel is currently zoned AG.
- The owner requests the lot be zoned M which requires a zone change.
- Surrounding lots are zoned Commercial, M, AG and R-1 for the future Willow Subdivision.
- All property owners within 500 ft. of this lot have been mailed a public notice, and a sign has been posted on the lot.
- The lot would gain access from Mountain View Drive.
- A. Purpose:
 1. To provide areas in appropriate locations relatively remote from more restrictive zones where processes of light manufacturing and warehousing may be established and maintained. Manufacturing and storage includes the processes necessary in the creation and/or storage of products normally utilized in modern civilized life.
 2. It is not the intent of this zone to prohibit uses usually utilized in more restrictive zones. Citizens should understand that the decision to put a residence or some other establishment normally found in more restrictive zones in this zone includes acceptance of the undesirable sights, sounds, smells and activities that are anticipated in this zone. No amount of public clamor will change the established use to a more restrictive use until those for whom the zone was created no longer wish to utilize the purposes of this zone.
- A. All uses listed in the more restrictive zones shall be allowed in the manufacturing zone with their attached codes and symbols unless otherwise changed in the manufacturing matrix. If there are conflicting designations among the more restrictive zones, the less restrictive designation shall apply. The following is a list of zones starting with the most restrictive and ending with the least restrictive: residential, commercial, agricultural, manufacturing, industrial.
- B. Definition Of Manufacturing Zone: Manufacturing, curing, compounding, processing, packaging or production and treatment of normal household appliances, commodities; consumer items and foods which do not involve heavy industrial processes. (Ord. 2013-5, 8-12-2013, eff. 8-27-2013)
- Kane County General Plan, Preamble: Given these basic premises, the Kane County Commission will use this Plan to guide land use decisions for the county. Where decisions regarding property rights versus property values are being made, deference shall be given to property rights. This Plan will ensure that present and future residents and visitors to Kane County will be housed under safe, sanitary, and attractive conditions. Land uses in the unincorporated county will reflect the intent of the Commission to expect intensive, urban-scale uses and to provide self-supported basic services without county financial support.
- Kane County General Plan, Pg. 6 Land Use Goals Unincorporated land uses will remain at densities which can be adequately serviced and which retain the qualities of a rural,

open setting with uses not typically found in a town or city. Residential Land Uses Goal #1: To provide for residential areas that support and complement the unique rural quality and character of Kane County. Objective: Minimum allowable densities in unincorporated zoning districts will be determined by the land use ordinance.

- If the zone change is approved the uses contained in the M uses table will be allowed.

CONCLUSION:

The Planning Commission must evaluate this zone change request by considering the following:

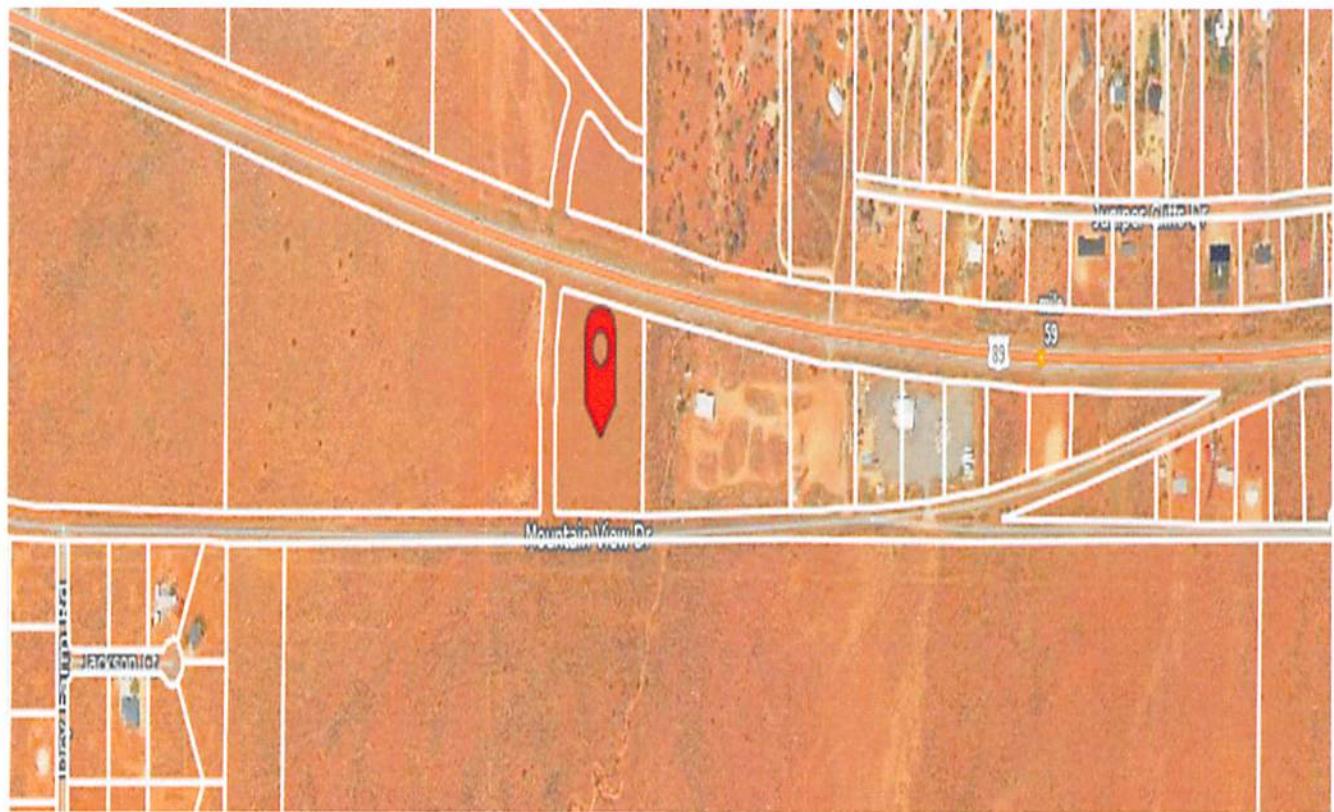
1. Alignment with the Kane County General Plan and its provisions for Manufacturing uses.
2. The applicant's property rights and the potential impact on neighboring properties.
3. Compatibility with surrounding zoning designation.
4. Adherence to the purpose and allowed uses of the Manufacturing Zone.

Given these considerations, a recommendation should balance Kane County's best interests, future planning objectives, and private property rights. If the zone change amendment is adopted, Manufacturing zoning regulations will apply as outlined in the Kane County Land Use Ordinance as stated above.

LEGAL CONTEXT

Because zoning ordinances are in derogation of a property owner's common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be liberally construed in favor of the property owner; *Patterson v. Utah County Bd. of Adjustment*, 893 P.2d 602, 606 (UT App 1995)

MOTION: I move to recommend approving/denying the zone change for parcel 3-5-31-2I-4 from AG to Manufacturing & Ordinance O-2026-01 to the County Commission based on the facts and findings as documented in the staff report.



76 North Main Street | Kanab, Utah 84741 | p: (435) 644-4966 | www.kane.utah.gov
Shannon McBride | Land Use Administrator | e-mail: smcbride@kane.utah.gov

KANE COUNTY ORDINANCE NO. O 2026-01

**AN ORDINANCE AMENDING THE ZONING OF PARCEL 3-5-31-2I-4
WEST OF THE VERMILION CLIFFS ESTATES SUBDIVISION NORTH OF
MOUNTAIN VIEW DRIVE FROM AGRICUTURAL TO MANUFACTURING**

WHEREAS, the Kane County Planning Commission, after due and legal notice, held a public hearing on January 14, 2026, and forwarded a recommendation to the Kane County Commission regarding this ordinance; and

WHEREAS, the Kane County Board of Commissioners finds that said zone change is in accordance with the Kane County Land Use Ordinance A. Purpose:

1. To provide areas in appropriate locations relatively remote from more restrictive zones where processes of light manufacturing and warehousing may be established and maintained. Manufacturing and storage includes the processes necessary in the creation and/or storage of products normally utilized in modern civilized life.

2. It is not the intent of this zone to prohibit uses usually utilized in more restrictive zones. Citizens should understand that the decision to put a residence or some other establishment normally found in more restrictive zones in this zone includes acceptance of the undesirable sights, sounds, smells and activities that are anticipated in this zone. No amount of public clamor will change the established use to a more restrictive use until those for whom the zone was created no longer wish to utilize the purposes of this zone.

a. All uses listed in the more restrictive zones shall be allowed in the manufacturing zone with their attached codes and symbols unless otherwise changed in the manufacturing matrix. If there are conflicting designations among the more restrictive zones, the less restrictive designation shall apply. The following is a list of zones starting with the most restrictive and ending with the least restrictive: residential, commercial, agricultural, manufacturing, industrial.

B. **Definition Of Manufacturing Zone:** Manufacturing, curing, compounding, processing, packaging or production and treatment of normal household appliances, commodities; consumer items and foods which do not involve heavy industrial processes. (Ord. 2013-5, 8-12-2013, eff. 8-27-2013)

WHEREAS, the Kane County Commission has reviewed the proposed ordinance, the staff report, the Planning Commission recommendation, and finds the amendment to be in the best interest of the public health, safety, and welfare; and

WHEREAS, the statutory authority for enacting this ordinance is Utah State Code Sections §17-27a-201-202 &205, and 17-27a-503;

WHEREAS, the Kane County Planning Commission and Kane County Board of Commissioners desire to implement the recommended zone change to parcel 3-5-31-2I-4, from Agriculture to Manufacturing;

NOW THEREFORE, THE COUNTY LEGISLATIVE BODY OF KANE COUNTY, STATE OF UTAH, ORDAINS AS FOLLOWS:

LEGAL DESCRIPTION: Legal BEG AT A PT ON THE S R/W OF US HWY 89, BEING N 88°05'12" W 656.05 FT & S 00°47'17" W 2,047.0 FT FROM THE E 1/4 COR OF SEC 31 T43S R5W, SLB&M, SAID PT BEING ON A CURVE & RUN TH S 00°47'21" W 433.40 FT TO THE S SEC LINE; TH ALONG SAID SEC LINE, N 89°14'07" W 418.20 FT; TH N 00°40'25" E 233.62 FT; TH N 45°40'25" E 9.90 FT; TH N 00°40'25" 3 56.94 FT TO A PT OF CURVATURE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09°11'27", A RADIUS OF 460.0 FT & WHOSE LONG CHORD BEARS N 05°15'08" E 73.71 FT; TH 73.79 FT ALONG THE ARC OF SAID

CURVE; TH N 09°51'52" E 120.44 FT TO THE S R/W OF US HWY 89, ALSO BEING A PT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE N'LY THROUGH AN ANGLE OF 01°17'55", A RADIUS OF 17,258.86 FT & WHOSE LONG CHORD BEARS S 80°55'04" E 391.14 FT; TH 391.15 FT ALONG THE ARC OF SAID CURVE & ALSO ALONG SAID R/W TO THE PT OF BEG. CONT 4.37 AC,M/L.

SUBJECT TO & TOG WITH A NON-EXCLUSIVE EASEMENT ESTABLISHED BY PRIOR USE FOR INGRESS, EGRESS & UTILITIES TO & FROM SAID PROP & OVER & ACROSS SAID PROP.

Is hereby rezoned from Agriculture to Manufacturing and shall from here forth be zoned Manufacturing.

Section 1. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 2. Effective Date

This ordinance is effective fifteen (15) days after adoption, and after publication and notice are completed as set forth below.

Section 3. Publication and Notice.

This Ordinance shall be deposited in the Office of the Kane County Clerk. The Kane County Clerk is directed to publish a short summary of this Ordinance with the name of the members voting for and against, together with a statement that a complete copy of the ordinance is available at the Office of the Kane County Clerk, for at least one publication in a newspaper of general circulation in the county, or as otherwise permitted and required by Utah State Law.

End of Ordinance.

ADOPTED this 27th day of January 2026.

Commissioner Brown voted: _____
Commissioner Meyeres voted: _____
Commissioner Kubeja voted: _____

STATE OF UTAH
§
COUNTY OF KANE §

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared _____, known or identified to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

Residing at: _____
My Commission Expires: _____

ITEM # 3

Discuss/Vote on Resolution in Support of Congressional
Review of Grand Staircase Escalante National Monument
to Nullify Record of Decision, Published in Federal
Registrar Jan 13, 2025, for Monument and Resource
Management Plans

KANE COUNTY COMMISSION

RESOLUTION NO. 2026-6

**A RESOLUTION SUPPORTING CONGRESSIONAL ACTION UNDER THE CONGRESSIONAL REVIEW ACT TO
DISAPPROVE THE BUREAU OF LAND MANAGEMENT RECORD OF DECISION AND RESOURCE
MANAGEMENT PLAN FOR THE GRAND STAIRCASE-ESCALANTE NATIONAL MONUMENT**

WHEREAS, Kane County, Utah, is a rural county whose residents depend upon access to public lands for transportation, grazing, recreation, tourism, emergency response, infrastructure maintenance, and economic stability; and

WHEREAS, the Grand Staircase-Escalante National Monument encompasses a substantial portion of Kane County and directly affects the County's communities, tax base, transportation corridors, and public-land access; and

WHEREAS, on October 8, 2021, President Joseph R. Biden issued a proclamation restoring the Grand Staircase-Escalante National Monument to approximately 1.9 million acres; and

WHEREAS, following that proclamation, the Bureau of Land Management (BLM) adopted a Resource Management Plan (RMP) and issued a Record of Decision (ROD) establishing long-term management prescriptions for lands within the monument; and

WHEREAS, the Kane County Commission has consistently expressed concern that federal land-use decisions affecting Kane County are too often made without meaningful deference to local governments, existing uses, and the economic realities of rural Utah; and

WHEREAS, the ROD and RMP impose management prescriptions that restrict traditional multiple-use activities without adequate consideration of local impacts; and

WHEREAS, the Government Accountability Office has determined that the BLM's Record of Decision and Resource Management Plan constitute a "rule" under the Congressional Review Act; and

WHEREAS, the Congressional Review Act provides Congress with authority to review and disapprove federal agency actions that exceed statutory intent;

NOW, THEREFORE, BE IT RESOLVED BY THE KANE COUNTY COMMISSION:

- 1. The Kane County Commission supports congressional action under the Congressional Review Act to disapprove the BLM Record of Decision and Resource Management Plan for the Grand Staircase-Escalante National Monument.**
- 2. The Commission urges Congress to ensure that future land management reflects statutory intent, respects local governments, and preserves reasonable access and multiple-use opportunities.**

PASSED AND ADOPTED this 27th day of January, 2026.

KANE COUNTY COMMISSION

Chair

Commissioner

Commissioner

ATTEST:

Kane County Clerk

ITEM # 4

Review of Legislative Issues

ITEM # 5

Commissioner Report on Assignments